

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: TIFFIN
Local Government Number: 52G490

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
TIFFIN URBAN RENEWAL	52009	8

TIF Debt Outstanding: 6,700,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	-148,203	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	800,510
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	800,510

Rebate Expenditures:	0
Non-Rebate Expenditures:	731,415
Returned to County Treasurer:	0
Total Expenditures:	731,415

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	-79,108	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 6,047,693**

Urban Renewal Area Data Collection

Local Government Name: TIFFIN (52G490)
 Urban Renewal Area: TIFFIN URBAN RENEWAL
 UR Area Number: 52009

UR Area Creation Date: 03/2003

UR Area Purpose: Guide the officials of the City of Tiffin in promoting their city's community and economic development. The primary goal of this plan is to stimulate private investment through public involvement and commitment.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT	52126	52127	18,791,890
TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT	52128	52129	0
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 1995 TIF INCREMENT	52155	52156	0
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR	52259	52260	0
TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR	52261	52262	0
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT	52281	52282	10,495,378
TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT	52283	52284	57,276
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2010 AMEND INCR	52327	52328	1,228,579

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	147,797	69,262,260	15,532,430	0	0	-74,080	84,868,407	0	84,868,407
Taxable	88,580	36,582,011	15,532,430	0	0	-74,080	52,128,941	0	52,128,941
Homestead Credits									278

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: -148,203 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 800,510
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Rebate Expenditures: 0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: -79,108 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For TIFFIN URBAN RENEWAL

water tower

Description:	new 500,000 gallon water tower
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Ireland Ave Extension

Description:	creating/extending Ireland Avenue from Railroad to HWY 6
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Big Country

Description:	Five (5) year property tax rebate
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Paving portion of Park Road

Description:	Paving remainder of road South of HWY 6 to I-80 bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Lighting parking lots

Description:	lighting city parking lots at parks
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Heart Dentistry

Description:	Three (3) year property tax rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For TIFFIN URBAN RENEWAL

2012 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,100,000
Interest:	0
Total:	6,100,000
Annual Appropriation?:	Yes
Date Incurred:	09/01/2012
FY of Last Payment:	2027

Big Country

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	07/24/2013
FY of Last Payment:	2019

Paving Park Road

Debt/Obligation Type:	Internal Loans
Principal:	220,000
Interest:	0
Total:	220,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2015

Lighting parking lots

Debt/Obligation Type:	Internal Loans
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2014
FY of Last Payment:	2015

Hart Dentistry

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2019

Non-Rebates For TIFFIN URBAN RENEWAL

TIF Expenditure Amount:	521,533
Tied To Debt:	2012 GO Bonds
Tied To Project:	Ireland Ave Extension

TIF Expenditure Amount:	181,082
Tied To Debt:	Paving Park Road
Tied To Project:	Paving portion of Park Road

TIF Expenditure Amount:	28,800
Tied To Debt:	Lighting parking lots
Tied To Project:	Lighting parking lots

TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT
 TIF Taxing District Inc. Number: 52127

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	54,071,750	2,439,700	0	0	-59,264	56,452,186	0	56,452,186
Taxable	0	28,558,885	2,439,700	0	0	-59,264	30,939,321	0	30,939,321
Homestead Credits									216

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	191,930	30,939,321	18,791,890	12,147,431	325,829

FY 2014 TIF Revenue Received: 488,236

TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT
 TIF Taxing District Inc. Number: 52129

TIF Taxing District Base Year:	1992		UR Designation
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	615	0	0	0	0	0	615	0	615
Taxable	369	0	0	0	0	0	369	0	369
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,456	0	0	0	0

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 1995 TIF INCREMENT
 TIF Taxing District Inc. Number: 52156
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2008

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	725,400	0	0	0	725,400	0	725,400
Taxable	0	0	725,400	0	0	0	725,400	0	725,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,220	719,180	0	719,180	19,290

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR
 TIF Taxing District Inc. Number: 52260
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,304,950	332,300	0	0	-1,852	4,635,398	0	4,635,398
Taxable	0	2,273,741	332,300	0	0	-1,852	2,604,189	0	2,604,189
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,147,100	490,150	0	490,150	13,147

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	TIFFIN (52G490)
Urban Renewal Area:	TIFFIN URBAN RENEWAL (52009)
TIF Taxing District Name:	TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR
TIF Taxing District Inc. Number:	52262
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,062	0	0	0	0	0	6,062	0	6,062
Taxable	3,633	0	0	0	0	0	3,633	0	3,633
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,001	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIFFIN (52G490)
Urban Renewal Area:	TIFFIN URBAN RENEWAL (52009)
TIF Taxing District Name:	TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT
TIF Taxing District Inc. Number:	52282
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,885,560	10,794,230	0	0	-12,964	21,666,826	0	21,666,826
Taxable	0	5,749,385	10,794,230	0	0	-12,964	16,530,651	0	16,530,651
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	194,475	16,530,651	10,495,378	6,035,273	161,883

FY 2014 TIF Revenue Received: 1,082

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TIF Taxing District Data Collection

Local Government Name:	TIFFIN (52G490)
Urban Renewal Area:	TIFFIN URBAN RENEWAL (52009)
TIF Taxing District Name:	TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT
TIF Taxing District Inc. Number:	52284
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	141,120	0	0	0	0	0	141,120	0	141,120
Taxable	84,578	0	0	0	0	0	84,578	0	84,578
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	58,514	82,606	57,276	25,330	498

FY 2014 TIF Revenue Received: 278,238

TIF Taxing District Data Collection

Local Government Name:	TIFFIN (52G490)
Urban Renewal Area:	TIFFIN URBAN RENEWAL (52009)
TIF Taxing District Name:	TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2010 AMEND INCR
TIF Taxing District Inc. Number:	52328
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2009

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,240,800	0	0	0	1,240,800	0	1,240,800
Taxable	0	0	1,240,800	0	0	0	1,240,800	0	1,240,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,221	1,228,579	1,228,579	0	0

FY 2014 TIF Revenue Received: 32,954